

REDEVELOPMENT AGENCY MINUTES

THE REDEVELOPMENT AGENCY MEETING  
OF  
AUGUST 15, 1995

The meeting called to order as The City Council at 10:05 a.m.

Roll Call

Present: Mathis, Harvey, Kehoe, Stevens, Warden,  
Stallings, McCarty, Vargas and Chair Golding

City Manager, Jack McGrory  
Assistant City Manager, Maureen Stapleton  
City Attorney, John Witt  
Secretary, Jack Fishkin

The meeting adjourned as The City Council at 10:14 a.m.

The meeting reconvened as The Redevelopment Agency at 10:15 a.m.

**CONSENT - ADOPTION**

3. Approving resolution and document to:

- Item A. Amend the City/Agency Agreement to Purchase Real Property - Document No. **RR-278863-2** (including acceptance of the Deed of Trust and processing of the Deed of Reconveyance); and
- Item B. Authorize the Executive Director to sign and process amended Agreement to Purchase Real Property, Deed of Trust and Deed of Reconveyance; and
- Item C. Accept \$540,502 as Agency debt relating to the Central Imperial Project and authorizing the Auditor and Comptroller to record this debt.

See Redevelopment Agency report RA 95-19, dated August 9, 1995.

No one spoke in opposition to these items.

Motion by Member Harvey to approve  
Second by Member Stallings  
Vote: 9-0

Council Companion Item No. 342, City Council Resolution Number R-286271, and Redevelopment Agency Resolution Number R-2542 and Document Number D-2235.

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**CONSENT - ADOPTION**

4. Approving resolutions and document to:

Item A. Certify the Agency has reviewed and considered the Master Environmental Impact Report and the Environmental Impact Secondary Study with respect to the proposed Asian Pacific Thematic Historic District Master Plan; and

Item B. Adopt the Asian Pacific Thematic Historic District Master Plan.

See Centre City Development Corporation report, dated July 21, 1995.

No one spoke in opposition to this item.

Motion by Member Harvey to approve  
Second by Member Stallings  
Vote: 9-0

**Redevelopment Agency Resolution Numbers R-2543 and R-2544  
Document Number D-2238.**

6. Approving resolution and document to:

That the Redevelopment Agency approve the First Amendment to the Cooperation Agreement with the San Diego Unified School District.

See Southeastern Economic Development Corporation report dated, August 15, 1995.

No one spoke in opposition to this item.

Motion by Member Harvey to approve  
Second by Member Stallings  
Vote: 9-0

**Redevelopment Agency Resolution Numbers R-2545 Document Number  
D-2239.**

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**CONSENT - ADOPTION**

7. Approving resolution and document to:

That the Redevelopment Agency: 1) approve plans and specifications as advertised for bids by SEDC for construction of 252 Corridor Public Improvements (Alpha Street, Phase 11); and 2) Authorize the SEDC President to execute a contract with the lowest responsible bidder in an amount not to exceed \$1,6000,000 dollars to be utilized for the construction contract, project design, utility changes and administrative costs.

See Southeastern Economic Development Corporation report dated, August 15, 1995.

No one spoke in opposition to these items.

Motion by Member Harvey to approve  
Second by Member Stallings  
Vote: 9-0

**Redevelopment Agency Resolution Numbers R-2546 Document Number D-2240.**

8. Approving resolution to:

Item A. Delete the \$3000,000 capitol improvement project for University Avenue, 50th to 52nd Streets from the program budget (Fund 98215); and

Item B. Approve and authorize the transfer of \$30,000 in funds from the Model Neighborhood Project (Fund 98214) to the City Heights Redevelopment Program budget (Fund 98200) to balance the Corporation's budget; and

Item C. Approve an amendment to the FY 1996 budget of the Agency to reflect this action.

See Mid-City Development Corporation report dated August 9, 1995.

No one spoke in opposition to these items.

Motion by Member Harvey to approve  
Second by Member Stallings  
Vote: 9-0

**Redevelopment Agency Resolution Number R-2547.**

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The meeting adjourned as The City Council at 10:34 a.m.

The meeting reconvened as The Joint City Council/Redevelopment Agency meeting at 10:35 a.m.

**ADOPTION - JOINT MEETING**

1. Approving resolutions to:

Item A. Authorize the expenditure of an amount not to exceed \$8,795,000 for acquisition of property rights and related costs from Urban Development Action Grant (\$875,000), Economic Development Incentive Grant (\$720,000), and HUD Section 108 Loan Funds (\$7,200,000).

Item B. Authorize condemnation action with Orders of Immediate Possession, to acquire properties required for Mercado Commercial project, a Redevelopment Project.

Item C. Authorize amendment of Redevelopment Agency Budget to accept a loan from the City of San Diego, Urban Development Action Grant (\$875,000), Economic Development Incentive Grant (\$720,000), and HUD Section 108 Loan Funds (\$7,200,000).

See Redevelopment Agency report, RA 95-17, dated August 9, 1995.

Luis E. Global, representing Pacific Shell Fish, said **he** was not concern with the funding on City Council Item **No. 334**, but spoke in opposition of the resolution that is proposed for Redevelopment Agency Item No. 1.

Councilmember Stallings asked staff to addressed the concerns of Mr. Global.

Patricia K. Hightman, Deputy Executive Director, Redevelopment Agency, said Pacific Shell Fish is eligible for relocation, and we are assisting them in a suitable relocation. She said the cost of relocation will be by the agency as part **of** the project cost.

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**ADOPTION - JOINT MEETING**

Mercado Commercial Project - continued

Councilmember Stallings asked about the relocation site.

Patricia K. Hightman said, we are working with Real Estate Assets and Pacific Shell Fish to identify sites that is suitable for relocation. That Pacific Shell Fish can expand both wholesale and as a retail company.

Motion by Member Vargas to approve (with McCarty voting in the negative)

Second by Member Stallings

Vote: 8-1

**Council Companion Item No. 334, City Council Resolution Number R-286261, Redevelopment Agency Resolution Numbers R-2548 and R-2549.**

**CONSENT - ADOPTION**

5. Approving resolution and document to:

Item A. Authorize the Deputy Executive Director to extend the deadline for receipt of the First Evidence of Financing for the Mercado Commercial Project; and

Item B. Accept for file the Project Status Report; and

Item C. Adopt the First Implementation Agreement to reflect the deadline extension; and

Item D. Adopt the First Implementation Agreement.

See Redevelopment Agency report RA 95-18, dated August 4, 1995.

Motion by Member Vargas to approve as amended (with McCarty voting in the negative)

Second by Member Warden

Vote: 8-1

**Redevelopment Agency Resolution Number R-2550 and Document Number D-2241.**

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The meeting adjourned as The Redevelopment Agency at 10:59 a.m.

The meeting reconvened as The Joint City Council/Redevelopment Agency at 11:25 a.m.

**ADOPTION - JOINT MEETING**

2. Approving resolution to:

These items continued from the meeting of August 1, 1995.

- Item A. Authorize the Corporation, on behalf of the Agency, to advertise and receive bids for construction of the Children's Park located between First Avenue and Front St. south of Island Avenue in increments to complete the project by June 28, 1996; and
- Item B. Authorize the Executive Director of the Agency or his designee to award the contract to the lowest responsible bidder; and
- Item C. Authorize the Corporation, on behalf of the Agency, to administer said contract; and
- Item D. Recommend that the annual maintenance cost of the Children's Park be shared equally by the Centre City Maintenance District and the General Fund; and
- Item E. Make certain findings that the proposed improvements are of benefit to the project; that no other means of financing are available, will assist in elimination of blight, and are consistent with H & S Code 33490.

See Centre City Development Corporation report, dated July 5, 1995.

No one spoke in opposition to these items.

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**ADOPTION - JOINT MEETING**

Children's Park, Council Item Number **341**, and Redevelopment Agency Item Number 2 - continued

Councilmember Kehoe asked when the project comes on line, are you coming back to us with an increase in the assessment or the costs going to go up, under the first proposal, that you presented in August, and is there going to be an increase in the assessment to the people within the district?

Peter Hall, Executive Vice President, Centre City Development Corporation, said that is correct. The assessment district will increase as we bring it on line, the numerous public projects that we will be doing to complete the Martin Luther Promenade.

Councilmember Kehoe asked what the increase will be?

Peter Hall said the the total cost increase to the maintenance district and to the general fund estimated about **\$120,000** annually over the next three years.

**ADJOURNMENT**

The meeting adjourned at 11:40 a.m. into Closed Session.

The meeting reconvened as The City Council/Redevelopment Agency at 2:05 p.m.

**ADOPTION - JOINT MEETING**

Children Park, Council Item Number 341, and Redevelopment Agency Item Number 2 - continued

Councilmember Warden asked about the overall funding **of** the Children's Park, did we have participation from the port?

Peter Hall answered our board of directors felt that this was a compelling project, we requested and was granted a \$424,000 commitment from the Port of San Diego for the pond out **of** their art fund.

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**ADOPTION - JOINT MEETING**

Children's Park, Council Item Number 341, and Redevelopment Agency Item Number 2 - continued

Councilmember Warden asked Councilmember Harvey, that we consider that when we participate for the three years, the city go for a cap of \$60,000 on our participation, because \$120,000 half of that is \$60,000 or half of the maintenance whichever is less, so that we can have a budget line item, we can look at those three years, is that possible?

Peter Hall answered yes, I think that would be possible.

Councilmember Harvey said that would be acceptable as an amendment to the motion.

Councilmember McCarty asked if this is a city assessment district, or do we monitor at the city level?

Peter Hall responded this is jointly monitored between the city and the partnership.

Councilmember Kehoe said council should approve something less than \$60,000, that the assessment fees should be \$50,000 and under.

Councilmember Harvey said we need to focus on is where we are going and where we have been, in the sense that CCDC will pick up the first six months of the cost of the assessment district. We're saying as part of the budget cycle we will take a look at this again, and that point in time, determination can be made to the source of the city contribution, and we will have a better idea of what the costs will be. I think **if** we cap at \$60,000 we are not going to exceed that. Staff can tell **us** what that phase in will be.

Councilmember Harvey said that. CCDC oversee the contract.

Peter Hall said that we will be very involved this project.

Councilmember McCarty had concern on the design, the design review committee, the park and recreation board, did not like the design. They made several suggestions.

Peter Davies, Chair of the Centre City Development Corporation Board, said we worked with all concern parties and that was the design that was agreed upon.



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**ADOPTION - JOINT MEETING**

Children's Park, Council Item Number 341, and Redevelopment Agency Item Number 2 - continued

Councilmember Stallings asked do we have a figure what a project would have been without water for comparison?

Peter Davies responded that the park is 2 acres, the pond represents approximately two thirds of the overall budget at all levels of biddings, it is expensive has mechanical equipment, that supports the fountain element as well as the purification circulation

Councilmember Stallings asked what is the annual costs for maintenance without water:

Peter Davis said it would drop about one sixth, 20 or 25%.

Councilmember Stevens asked what is current name of the park at the present time?

Peter Hall said the Children's Park in the Martin Luther King Promenade.

Peter Davies said the promenade is Martin Luther Promenade, that's a ribbon that wraps around the city, and it's separate, we did not think that the properties that adjacent it like the Gaslamp park or the Children's park should be named the King Park or the promenade or anything like that, that would be confusing and to have a separate designation. If we are going to user friendly, we need to make downtown friendly to children.

Chair Golding stated if there is a confusion with the names we can always straighten that out. These are the kinds of efforts that are important to have in the downtown.

Councilmember Kehoe stated she like the design, the general fund participation is fine, her main objection is that the residents of downtown are being made to pay for this, others that benefit from this are not.

Councilmember Vargas said this project is also for the adults, as well as the children. He said the whole city will be paying because of the cost of the general fund, the general fund will be kicking in some money.

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**ADOPTION - JOINT MEETING**

Children's Park, Council Item Number 341, and Redevelopment Agency Item Number 2 - continued

Motion by Member Harvey to approve as amended (with Kehoe, Stallings, and McCarty in opposition) by staff, the maintenance cost as agreed by CCDC to pay the first six (6) months; a slight redesign change to the pond itself; two issues that relate to downtown residents and property owners, they are looking to lower the cost on a going basis of that maintenance district by looking into private prioritizing and having that maintenance service provided by others; and a communication program.


Second by Member Vargas

Vote: 6-3

**Council Companion Item No. 341, City Council Resolution Number R-286274, Redevelopment Resolution Number R-2551.**

**ADJOURNMENT**

The meeting adjourned at 2:28 p.m. to the next meeting of September 12, 1995.

  
Secretary of The Redevelopment Agency  
of The City of San Diego, California